

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)  
Study Session Room  
201 W. GRAY  
1:30 P.M.  
July 16, 2019

The Tax Increment Finance District #2 – University North Park (“UNP TIF”) Citizen’s Oversight Committee met at 1:30 p.m. in the Municipal Building Executive Conference Room on the 16th day of July 2019.

PRESENT: Chair Fred Walden, Members Ted Smith, Chris Dragg, Paula Price, and Janese Shepard

ABSENT: Dr. Nick Migliorino, Greg Burge, William Wilson, and Anthony McBride

OTHERS PRESENT: Anthony Francisco, Finance Director  
Clint Mercer, Chief Accountant  
Kathryn Walker, Interim City Attorney  
Sara Kaplan, Retail Marketing Coordinator  
Robert Castleberry, City Council Member  
Cynthia Rogers, citizen  
Stephen Ellis, citizen  
Paul Arcauoli, citizen  
Robert Huskey, citizen  
Rob Norman, citizen

Item 1, being

APPROVAL OF MINUTES from February 19, 2019 and June 18, 2019

Chair Walden, who declared there was a quorum, called the meeting to order at 1:38 pm. Member Smith made a motion to approve the minutes from both the February 19, 2019 meeting, as well as the June 18, 2019 meeting. Member Price seconded the motion, and it was unanimously approved.

Items Submitted for the record:

1. Minutes from February 19, 2019 meeting
2. Minutes from June 19, 2019 meeting

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Item 2, being:

UPDATE AND POSSIBLE ACTION ON PROPOSED UNP TIF PROJECT PLAN AND DEVELOPMENT AGREEMENT AMENDMENTS.

Kathryn Walker gave a presentation. She stated that the handout included the resolution with amendments that had been implemented at the most recent City Council meeting. Her presentation discussed the history and issues involving the UNP TIF #2 that she spoke about in the last meeting. Council settled on the option to work with developers cooperatively to end the TIF by June 30, 2019. The City decided that the public infrastructure projects, the Norman Forward projects, and economic development were the most important. We are hoping to convene the Statutory TIF Committee in order to start the process.

Member Dragg asked about the sale of the 30 acres and the loan by NEDC. Walker stated that they will pay back our loan if the lot sells.

Chair Walden asked if NEDC would end up having to pay back our loan. Walker stated that it would be up to Council what actions to take if they did not pay back the loan.

Anthony Francisco stated that the Committee needs to take action and make a recommendation on the amendments to the project plan.

Member Dragg asked if we have started the Crossroads project. Walker stated that the City has applied for federal funding for this project and we anticipate it to rank highly and be in next year's funding.

Chair Walden asked about the school funding. Walker stated that she met with Linda Burkett at the school and she stated that they just need some notice to plan for the funding shortfall.

Member Smith stated that he was not for ending the UNP TIF #2, therefore he finds it hard to come up with a recommendation on any changes.

Member Smith made a motion to approve the adoption of R-1819-124, with Member Dragg seconding the motion. The motion passed with a 3-2 vote. Chair Walden and Member Dragg voted against the motion.

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Item 3, being:

#### UPDATE AND POSSIBLE ACTION ON NEW BUSINESS AND ONGOING PROJECTS

Francisco stated that bids have been taken for the parking lot, with the winner being Silver Star Construction for \$274,000. The TIF allocation is about \$175,000, so the UNP Business District authorized the difference to come out of their fund. The bid will be going to Council and awarded sometime in the next month or so.

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Item 4, being:

#### FINANCIAL REPORTS

Nothing at this time.

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Item5, being:

#### MISCELLANEOUS COMMENTS

Member Dragg stated that we are ending the UNP TIF, but asked if there are any ad valorem taxes collected with the Center City TIF. Walker stated that the Center City TIF stands on its own and is ongoing. It is an ad valorem TIF generated by 95% of the growth in the district. Next year we will get our first funds from the Center City TIF.

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Item 6, being:

ADJOURN

Member Smith made a motion to adjourn the meeting, with Member Dragg seconding the motion. The motion was unanimously approved, and the meeting was adjourned at 2:16 pm.